

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, February 09, 2017 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*  
City Secretary for the City of Fort Worth, Texas



## COMMERCIAL BOARD OF ADJUSTMENT AGENDA

**Wednesday, February 15, 2017**

**Work Session 9:00 AM**

**Public Hearing 10:00 AM**

**200 Texas Street  
City Council Conference Room 290 /City Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/zoning/variances/cases/>**

### **BOARD MEMBERS:**

Dan Moore	_____
Robert Gutierrez	_____
Gene Miers	_____
Bob Riley	_____
Courtney Lewis	_____
Michael Wellbaum, Chair	_____
Dori Boone-Costantino	_____
Robert Kelly	_____
Graham Brizendine, Vice-Chair	_____

- |            |                   |   |   |
|------------|-------------------|---|---|
| <b>I.</b>  | <b>9:00 A.M.</b>  | <b>WORK SESSION</b>   | <b>City Council Conference Room 290</b> |
|            |                   | <b>A. Review of Cases on Today's Agenda</b>   |   |
| <b>II.</b> | <b>10:00 A.M.</b> | <b>PUBLIC HEARING</b>   | <b>Council Chamber</b>                  |
|            |                   | <b>A. Approval of Minutes of the January 18, 2017 Hearing</b>   | _____                                   |
|            |                   | <b>B. Cases on Today's Agenda</b>   |   |
|            |                   | <b>C. <u>MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO MARCH 15, 2017)</u></b> |   |



## D. Continued Case

### 1. BAC-16-132

**Houston Copart Salvage Auto Auction by ZPS Engineers**  
834 Blue Mound Road West

- a. Request a **SPECIAL EXCEPTION** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard for a period of five (5) years.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued operation of a motor vehicle junk yard without providing the required screening fence material along the east side.

## E. New Cases

### 2. BAC-17-001

**America Can Academy by National Signs**  
6620 Westcreek Drive

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of an electronic changeable copy sign on the southeastern building corner.

### 3. BAC-17-003

**Elliott & Lillian, LLC by Eco-Site**  
5309 - 5321 (odds) Mosson Street

- a. Request a **VARIANCE** in an "I" Light Industrial District to permit the installation of a telecommunication tower 100 feet in height, excessive by 25 feet.

### 4. BAC-17-004

**Fort Rowelett Land JV by Eco-Site**  
5713 E. Berry Street

- a. Request a **VARIANCE** in an "I" Light Industrial District to permit the installation of a stealth telecommunication tower that encroaches into the required setback from the nearest one-family district, deficient by 45 feet.

### 5. BAC-17-006

**Great Commission Baptist Church by Bill Bauman**  
7700 McCart Avenue

- a. Request a **SPECIAL EXCEPTION** in a "CF" Community Facilities District to permit the installation of a telecommunication tower.
- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of a telecommunication tower that encroaches into the required setback from the nearest one-family district, deficient by 160 feet.
- c. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of a telecommunication tower 85 feet in height, excessive by 35 feet.

### 6. BAC-17-007

**Centergy River 1 LP by GFF Architects**  
599 Harrold Street

- a. Request a **VARIANCE** in the "MU-2" High Intensity Mixed-Use District to permit the construction of a 68-foot or 6 story building, excessive by 8 feet or 1 story.



### III. ADJOURNMENT:

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#### **ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

#### **Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.